



Briefing Notification to County Manager

Prepared by the Planning & Development Department

Case #/Title: TA2012033 – Rural-43 Lot Coverage

Supervisor Districts: All Districts

Overview: TA2012033 is a text amendment to the Maricopa County Zoning Ordinance, Art. 503.5.4 to raise the maximum permitted Lot Coverage (cumulative area under roof) from 15% to 20% of the total lot area. This will bring unincorporated Maricopa County zoning jurisdiction in alignment with the City of Phoenix RE-43 and most other area jurisdictions' equivalent to Rural-43. A Lot Coverage increase in the Rural-70 and Rural-190 zoning districts is not being considered at this time because those locations tend to be remote from emergency fire protection.

The public may submit comments to the project manager, Darren Gerard, at:
<http://www.maricopa.gov/regulations/comments.aspx>

Next Steps: Scheduled for a 2/22/13 Stakeholder Meeting and tentatively for both the 4/9/13 Building Code Advisory Board Meeting and the 4/25/13 ZIPPOR Meeting (P&Z Commission work session) for formal initiation.